

**AN ORDINANCE
BY TRANSPORTATION COMMITTEE**

AN ORDINANCE ON BEHALF OF THE DEPARTMENT OF AVIATION TO PURCHASE 2.6 ACRES AT 720 DOUG DAVIS DRIVE, HAPEVILLE, GA 30354 WITH IMPROVEMENTS THEREON FROM DELTA AIR LINES, INC. FOR \$2,500,000 TO BE USED AS THE NEW COMMAND, CONTROL AND COMMUNICATIONS CENTER (C-4) FOR HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT TO BE CHARGED TO AND PAID FROM FUND, ACCOUNT, AND CENTER NUMBERS 2H21 573001 R21E05149999 (AIRPORT RENEWAL AND EXTENSION FUND, FAC. BUILDINGS, AIRPORT SAFETY/COMMAND & CONTROL CENTER) IN THE AMOUNT OF \$1,200,000 AND 2H26 573001 R21E051496AA (AIRPORT PASSENGER FACILITY CHARGE FUND, FAC. BUILDINGS, AIRPORT SAFETY/COMMAND & CONTROL CENTER) IN THE AMOUNT OF \$1,300,000; AND FOR OTHER PURPOSES.

WHEREAS, Hartsfield-Jackson Atlanta International Airport (the "Airport") intends to develop an off-airport emergency response center which is designated as the Command, Control and Communications Center (C-4); and

WHEREAS, Delta Air Lines, Inc. ("Delta") has requested bids for purchase of 2.6 acres located at 720 Doug Davis Drive, Hapeville GA 30354, including a 28,120 square foot building which property is located within one mile of the Airport and is described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the Property meets the structural and operational requirements for the Command, Control and Communications Center (C-4) project; and

WHEREAS, the Airport seeks to match Delta's highest confirmed bid for the property, which is currently \$2,500,000; and

WHEREAS, the Department of Aviation has commissioned and received an appraisal for the property, which appraisal suggests the sale price to be attractive.

WHEREAS, the Aviation General Manager recommends that the terms of a proposed Purchase and Sale Agreement shall meet the objectives set forth herein.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS, as follows:

SECTION 1. That the Mayor is authorized to enter into a Purchase and Sale Agreement for 720 Doug Davis Drive "As-Is" for \$2,500,000.

SECTION 2. That the Mayor is authorized to execute on behalf of the City of Atlanta any and all other documents or legal instruments necessary to consummate the purchase of the property.

SECTION 3. That the City Attorney is directed to prepare any and all appropriate legal instruments, as required, for execution by the Mayor and to represent the City at the closing of the purchase.

SECTION 4. That all costs associated with the purchase of the property shall be charged to Fund Account and Center Numbers 2H21 573001 R21E05149999 (Airport Renewal and Extension Fund, Fac. Buildings, Airport Safety/Command & Control Center) in the amount \$1,200,000 and 2H26 573001 R21E051496AA (Airport Passenger Facility Charge Fund, Fac. Buildings, Airport Safety/Command & Control Center) in the amount \$1,300,000 for the purchase of 720 Doug Davis Drive.

SECTION 5. That the City shall authorize the City Attorney to take necessary action to close the transaction with Delta Air Lines, Inc., record the deed and have a policy for title insurance issued in favor of the City for 720 Doug Davis Drive.

H-JAIA Airside and Landside Viewer

Help

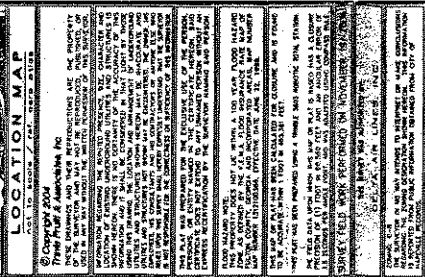


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- ☒ Airport Boundary
- ☒ Cities - State
- ☒ Zip Codes
- ☒ Cities - Regional
- ☒ Counties
- ☒ Storm - Points
- ☒ Storm - Lines
- ☒ Water - Points
- ☒ Water - Lines
- ☒ Gas - Points
- ☒ Gas - Lines
- ☒ Sanitary - Points
- ☒ Sanitary - Lines
- ☒ Electric - Points
- ☒ Electric - Lines
- ☒ Interstates
- ☒ Proposed Projects
- ☒ Airport Structures
- ☒ Marta Rail
- ☒ Parking - Public
- ☒ Parking - Auxiliary
- ☒ Airport Footprint
- ☒ Airfield Surfaces
- ☒ Runway CL
- ☒ Runway
- ☒ Railroad
- ☒ Roads
- ☒ Aerial - 11/2005

Refresh Map

Zoom In



SITE ADDRESS:
700 OAKS GLEN DRIVE
MARTIN, TENNESSEE

SITE AREA:
1.990 ACRES
11475 SQUARE FEET

REFERENCE PLAT:
S. 1/4 SEC. 36, T. 10 N., R. 10 E.,
CUMBERLAND CO., TENN.
S. 1/4 SEC. 36, T. 10 N., R. 10 E.,
CUMBERLAND CO., TENN.

OWNER: THE UNIVERSITY OF TENNESSEE
100 UNIVERSITY BLVD., N.E.
ATLANTA, GA. 30303

DATE: 11/15/80

4/10/2004 10:00 AM FILED
GENERAL ELECTRIC
CAPITAL CORPORATION
AFRICAN EXPRESS TRAVEL
RELATED SERVICES
COMPANY, INC.
DELTA AIR LINES, INC.
CHICAGO TITLE INSURANCE
COMPANY,
AID
OWNERS TITLE INSURANCE
CORPORATION
RECEIVED DISTRICT
CLERK, 17 S. WALTON
FALTON COUNTY, GEORGIA
JANUARY 18, 2004 / SCALE: 1"=30'

GRAPHIC SCALE - IN FEET

120 90 60 30 0

TIPA

CONSULTANTS, ENGINEERS, SURVEYORS
INCORPORATED
1000 WEST 10TH AVENUE, SUITE 400
DENVER, COLORADO 80202
PHONE: (303) 733-1931 FAX: (303) 733-1932
WWW.TIPACON.COM

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Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

B. To be completed by the department :

1. Please provide a summary of the purpose of this legislation (Justification Statement).

Example: The purpose of this legislation is to anticipate funds from a local assistance grant to purchase child safety seats.

The DOA is requesting approval to purchase the Delta A-4 building on Virginia Ave for \$2,500,000 for use as a new Command, Control and Communications Center for the airport.

2. Please provide background information regarding this legislation.

Example: The task force of homelessness conducted a study regarding homelessness, its impact and consequences on the City. This resolution reflects the Mayor's desire to open a twenty-four hour center that will respond to the needs of the homelessness in Atlanta.

Delta decided to sale the A-4 earlier this summer. P&D has determined that this building is a good off-site location for the C-4. It also has the necessary telecom connectivity back to the airport. Our July 2007 appraised value is for \$3.1 million, but we are matching Delta's highest offer of \$2.5 million.

3. If Applicable/Known:

(a) Contract Type (e.g. Professional Services, Construction Agreement, etc):

(b) Source Selection:

(c) Bids/Proposals Due:

(d) Invitations Issued:

(e) Number of Bids:

(f) Proposals Received:

(g) Bidders/Proponents:

(h) Term of Contract:

4. Fund Account Center: TBD

5. Source of Funds: *Example: Local Assistance Grant* 2H21 573001 R21E0514999, Airport Renewal and Extension Fund, Fac. Buildings, Airport Safety/Command & Control Center, \$1,200,000 and 2H26 573001 R21E051496AA, Airport Passenger Facility Charge Fund, Fac. Buildings, Airport Safety/Command & Control Center, \$1,300,000.

6. Fiscal Impact: \$2,500,000

Example: This legislation will result in a reduction in the amount of _____ to Fund Account Center Number _____.

7. Method of Cost Recovery:

Examples:

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: Jalal Slade, Aviation Properties

CARR, LAWSON, CANTRELL & ASSOCIATES, INC.

Real Estate Appraisers and Consultants

DENNIS H. CARR, MAI
JEFF A. LAWSON, MAI, SRA
KENNETH H. CANTRELL, MAI

ASSOCIATES

RUSSELL S. LAWRENCE
RODNEY R. TARRER
SHARAN MARTIN
STACY G. TRAMMELL
MERRILL M. LEE
CHERYL E. CROUCH
LAURA CROSS
JAMES R. SIGSBEE
A. BRENT SMITH
TERRY C. PRICE
MATTHEW J. RAHN
JOHN F. PINNER
BENSON M. GARRETT
RICK HIGGINS
RAYMOND PIRKLE
BRIAN C. NEUKAM

ATLANTA
1795 PEACHTREE STREET, N.E.
SUITE 200-B
ATLANTA, GEORGIA 30309-2338
PHONE: (678) 686-5575
FAX: (678) 686-5595

GAINESVILLE
535 QUEEN CITY PARKWAY
SUITE A
GAINESVILLE, GEORGIA 30501
PHONE: (678) 686-3599
FAX: (678) 686-3598

August 7, 2007

Mr. Jalal Slade
City of Atlanta – Department of Aviation
6000 North Terminal Parkway
Atrium Suite 4000
Atlanta, GA 30320-2509

RE: 720 Doug Davis Drive; An Existing 28,120
Square Foot Single-Tenant Office Building;
Southwest side of Doug Davis Drive about
250 feet northwest of Atlanta Avenue; Land
Lot 98, District 14; Hapeville, Fulton County,
Georgia

Dear Mr. Slade:

As requested, we have inspected the referenced property, reviewed information provided by the owner, and analyzed the economics of the area for the purpose of providing an opinion of the "as-is" market value of the fee simple interest in the improved property as of July 17, 2007, the most recent inspection date.

Our appraisal complies with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, as well as the Code of Professional Ethics of the Appraisal Institute.

Submitted herewith is our appraisal in a self-contained report format that includes the pertinent facts and data gathered in our investigation. Reference is made to the "Limiting

CARR, LAWSON, CANTRELL & ASSOCIATES, INC.

Real Estate Appraisers and Consultants

Mr. Jalal Slade
City of Atlanta – Department of Aviation

August 7, 2007
Page 2

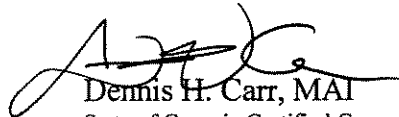
Conditions and Assumptions” and “Certification” of the appraisers, which are included within the report.

James Sigsbee, my appraisal associate, assisted in the data gathering and analysis, valuation analysis, and the writing of the report, and his participation is recognized.

It has been a pleasure to serve you in this matter. A “Summary of Salient Facts and Conclusions” follows this letter.

Respectfully,

CARR, LAWSON, CANTRELL & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'DHC', is written over the printed name of Dennis H. Carr.

Dennis H. Carr, MAI

State of Georgia Certified General Real Property Appraiser (CG000384)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property: 720 Doug Davis Drive; An Existing 28,120 Square Foot Single-Tenant Office Building.

Location: Southwest side of Doug Davis Drive about 250 feet northwest of Atlanta Avenue; Land Lot 98, District 14; Hapeville, Fulton County, Georgia.

Site Size: 2.60 Acres (113,256 Square Feet)

Building Size: 28,120 Square Feet

Zoning: UV, Urban Village, by the City of Hapeville.

Highest and Best Use:
 Site If Vacant: Office/Secondary Commercial Development
 As Improved: Existing Office Building

Rights Appraised: Fee Simple

Current Occupancy: 100% (User-occupied)

Date of Valuation: July 17, 2007 (Most Recent Date of Inspection)

Date of Report: August 7, 2007

"As-Is" Market Value Opinion: \$3,100,000

Exposure Time (Assumed Time on Market Leading to Value Estimate): 6 to 12 Months

Marketing Period (Estimated Time to Sell Property at Concluded Value): 6 to 12 Months

Extraordinary Assumptions:

None.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 10/08/07

Anticipated Committee Meeting Date(s): 10/31/07

Anticipated Full Council Date: 11/05/07

Commissioner Signature: McD. [Signature]

CAPTION

AN ORDINANCE ON BEHALF OF THE DEPARTMENT OF AVIATION TO PURCHASE 2.6 ACRES AT 720 DOUG DAVIS DRIVE, HAPEVILLE, GA 30354 WITH IMPROVEMENTS THEREON FROM DELTA AIR LINES, INC. FOR \$2,500,000 TO BE USED AS THE NEW COMMAND, CONTROL AND COMMUNICATIONS CENTER (C-4) FOR HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT TO BE CHARGED TO AND PAID FROM FUND, ACCOUNT, AND CENTER NUMBERS 2H21 573001 R21E05149999 (AIRPORT RENEWAL AND EXTENSION FUND, FAC. BUILDINGS, AIRPORT SAFETY/COMMAND & CONTROL CENTER) IN THE AMOUNT OF \$1,200,000 AND 2H26 573001 R21E051496AA (AIRPORT PASSENGER FACILITY CHARGE FUND, FAC. BUILDINGS, AIRPORT SAFETY/COMMAND & CONTROL CENTER) IN THE AMOUNT OF \$1,300,000; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any) \$2,500,000

Mayor's Staff Only

Received by CPO: _____ Received by LC from CPO: _____
(date) (date)

Received by Mayor's Office: 10/8/07 [Signature] Reviewed by: [Signature]
(date) (date)

Submitted to Council: _____
(date)